



Town of Georgia

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GEORGIA DEVELOPMENT REVIEW BOARD

APPROVED MEETING MINUTES

April 19, 2022

Minutes approved May 3, 2022

Board Members Present: Suzanna Brown, James Powell, Cheryl Letourneau, Lary Martell (alternate), Tony Heinlein (alternate)

Board Members Absent: Gilles Rainville, Greg Drew

Staff Present: Emily Johnson, Zoning Administrator

Others Present: Gary Blake, Jeff Nielsen, Gordif Stone, Cole Quintin, Tim Quintin, Jon Kirby, Luke Willey (Ruggiano Engineering), Theresa Poirier, Andrew LaBounty

Suzanna Brown called the meeting to order at 7:01 p.m. and swore in participants present.

Suzanna opened the floor to Cole and Tim Quintin regarding the potential of selling cars at their recently purchased 4504 Highbridge Rd parcel in South Village zoning district.

- Tim Quintin started out by explaining what they would like to do at the location, which would be primarily a showroom/dealership for mostly classic cars with some modified (“modded”) newer cars. There would be no repairs and the cars would be kept inside the building, not out in the parking lot. For their state Car Dealer License, they would need to show that this location was zoned for such business.
- Suzanna noted that there were some wetland projects, which included Deer Brook, in that area. Cole Quintin said they were working with the Friends of Northern Lake Champlain regarding the repairs to that area.
- Emily Johnson noted that unfortunately per the development regulations, motor vehicle sales, as a business, was not permitted in the South Village. Lary Martell said he was not sure how this could be approved as presented and asked if storage or a warehouse was permitted in the South Village.
- There was more discussion on what the total scope of the activities would take place at the location and how they could qualify for other permitted uses in the South Village.
- Suzanna said the board would do some thinking and would get back to Quintin’s.

Suzanna moved to the next agenda item which was opening the floor to Jeff Nielsen and his request to speak to the DRB about a potential site plan/final plat amendment to request a setback waiver for 2295 Georgia Shore Rd (Unit 7) in the L-1 zoning district.

- Jeff Nielsen gave the board a sketch of what he would like to do. He described the lot and structures on the abutting properties. Mr. Nielsen said he was looking to reduce the front yard setback, off Georgia Shore Rd, from 75ft from the center of the road to about 60ft and that it would allow him to get further from the mean water level/lakeshore and fit visually with his neighbors.
- Emily noted that based on how the development regulations were written, Mr. Nielsen would not qualify for a variance but could submit a site plan/final plat amendment to request a setback waiver for this lot.
- Mr. Nielsen said he just wanted to get a pulse from the board to see if pursuing the site plan/final plat amendment to formally request this waiver would be worth his time.
- Suzanna said the board would send out a letter to Mr. Nielsen letting him know, but that there did not appear to be any major issues of concern.

Sketch Plan Review (SK-001-22) for Jon Kirby, Applicant, and his proposed 2-lot minor subdivision at 1766 Ethan Allen Hwy, located in the Business (B) zoning district.

- Suzanna read the background from the staff report. She asked Mr. Kirby if anything had changed. Mr. Kirby replied that nothing had changed.
- Lary Martell stated that he thought the board may need a Letter of Intent from VTrans regarding the change in access. Mr. Kirby asked what access, the barn had an address. Lary noted that it (letter) may not be needed, even if it was Ag, but that Mr. Kirby should still call and confirm as the board could not give approval without a Letter of Intent from the State. The State just wants to know what is going on.
- Suzanna asked if there were any additional questions. Gordif Stone, neighbor across the road, said he was concerned about the barn, as was an eyesore. Mr. Kirby said he knew, and he had been working on it.

With no additional questions, James Powell made a motion to close the hearing, Cheryl Letourneau seconded. All were in favor. Sketch Plan Review (SK-001-22) hearing closed at 7:43 p.m.

Sketch Plan Review (SK-002-22) for Simone Martin, Applicant, and her proposed 6-lot major subdivision at 1871 Oakland Station Rd in the AR-1 zoning district. Applicant was represented by her daughter Theresa Poirier and engineer Luke Willy from Ruggiano Engineering.

- Suzanna swore in Theresa Poirier and Luke Willey and then read the background from the staff report.
- Luke Willey gave the background of the project, including that they had not been able to submit their Preliminary Plat review in time and had to start the process from the beginning. Mr. Willey went on to explain that the project was required to be reviewed as a PUD per the regulations and that they were proposing four new building lots, one lot with an existing single-family dwelling, and a lot to be left as open space. He noted that there was some fairly extensive class II wetlands on the parcel and that they were already working with the state regarding wetland impact.
- Suzanna asked what the distance was from Oakland Station Rd to the end of the proposed private road/driveway. Mr. Willey said it was about 1,400 ft total. The private road was

roughly 740' in length, and the private driveway was about 660' in length. Mr. Willey also noted the changes that were made to the original PUD, per the recommendations of the Planning Commission at the time, and based on the topographical limitations/restrictions.

- There was discussion about construction in wetlands and their buffers. Neighbor Andrew LaBounty commented that he felt the quality of the wetlands was being underplayed and that the only time the majority of them were dry was in August and September. Mr. LaBounty also said he was concerned that this proposed PUD did not maintain the spirit of the AR-1 zoning district.
- There was general discussion on elevations and town road standards.
- Lary and Suzanna suggested altering the layout of the new houses. Mr. Willey said their current layout was the one that they felt best met the needs. Suzanna said it still did not feel like clusters and Mr. Willey replied that they saw it as two clusters that fit into the geographical situation.
- There was discussion on lot shapes, road width of Oakland Station Rd., purpose and accessibility of the open land.
- Mr. Willey stated part of the feedback they were looking for was concrete reasons why the regulations did not allow them to do what they want to do. He also noted the concern that paving of the whole length of the private road and driveway may be requested by the board. Suzanna said they cannot guarantee no requirement of paving some portion of the road, most likely the apron, but it did not make sense to require paving through a wetland and the board may consider waiving the 1,000 ft road limit in order to place the new housing lots further back (westerly) on the parent parcel. She asked if there were any more questions. There were none.

Cheryl Letourneau made a motion to close the hearing, James Powell seconded. All were in favor. The Sketch Plan Review (SK-002-22) hearing closed at 8:45 p.m.

The April 5, 2022, DRB draft meeting minutes were unable to be approved due to a lack of a voting quorum. The draft meeting minutes will be reviewed at the May 3, 2022, DRB meeting.

Cheryl Letourneau motioned to go into deliberative session, James Powell seconded. All were in favor. The DRB went into deliberative session at 8:48 p.m.

Items discussed in deliberative:

- Applicant Jon Kirby's Sketch Plan Review (SK-001-22).
- Applicant Simone Martin's Sketch Plan Review (SK-002-22).
- Cole & Tim Quintin's general inquiry regarding use of their SV parcel.
- Jeff Nielsen's general inquiry about site plan/final plat amendment in order to request a setback waiver.

James Powell motioned to exit deliberative session; Cheryl Letourneau seconded. All were in favor. The DRB exited deliberative session at 9:30 p.m.

Lary Martell motioned to end the meeting, James Powell seconded. All were in favor. The DRB meeting on Tuesday April 19, 2022, ended at 9:31 p.m.

Selectboard Concerns: None

DRB Coordinator Tasks: Draft a letter to Mr. Nielsen, draft Sketch Plan Review letters for SK-001-22 and SK-002-22 for the board to review and approve at the next meeting.

Next meeting: May 3, 2022, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator